



MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 21, 2010
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

1. CALL TO ORDER.

Vice-Chairperson Parks called the regular meeting to order at 6:03 p.m.

Commissioners	Present	2010 Regular Meetings Held	2010 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	2	2	9	8
Johnny Bond	Yes	2	2	9	8
Helen Chavarria	Yes	2	2	9	9
Scott Hickle**	Yes	2	2	9	2
G. H. Jones	Yes	2	2	9	8
Chuck Konderla**	Yes	2	2	9	2
Prentiss Madison*	Yes	2	1	9	2
Don Maxwell	Yes	2	2	9	8
Michael Parks	Yes	2	2	9	7

*Appointed in November 2009

**Appointed in January 2010

Staff members present: Mr. Martin Zimmermann, Planning Administrator; Ms. Julie Fulgham, Senior Planner; Mr. Randy Haynes, Project Planner; Ms. Michelle Audenaert, Economic Development Planner; Mr. Dale Picha, Director of Traffic and Transportation; Ms. Meredith Wilganowski, Assistant City Attorney; and Mr. Brent Elliott, Planning Intern.

Chairperson Beckendorf stated that Planning Variance PV10-01 had been withdrawn by request of the applicant.

2. HEAR CITIZENS.

No one came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

4. CONSENT AGENDA.

A. Approval of minutes from the workshop and regular meeting on January 7, 2010.

Commissioner Maxwell moved to approve the Consent Agenda. Commissioner Hickle seconded the motion.

Chairperson Beckendorf asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

5. Right-of-way Abandonment RA10-01: Bryan Original Townsite

J. Fulgham

A request to abandon a 15-foot wide and 250-foot long portion of public right-of-way for Washington Avenue extending between William Joel Bryan Parkway and East 24th Street in Bryan, Brazos County, Texas.

Ms. Fulgham presented a staff report (on file in the Development Services Department). Staff recommends approval of the request subject to the conditions that a public utility easement is reserved on the entire portion of right-of-way proposed to be abandoned to accommodate existing utility facilities, and that the abandonment is not finalized until a formal replat is filed for recordation at the Brazos County Clerk's office.

Responding to a question from Commissioner Parks, Ms. Fulgham stated that the requested abandonment is for the development of the Bryan Gateway Center.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Maxwell moved to approve Right-of-way Abandonment RA10-01. Commissioner Jones seconded the motion.

Chairperson Beckendorf asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

6. Replat RP09-28: Castle Heights Subdivision

R. Haynes

Proposed Replat of Lots 4, 5 and 6 in Block 5 of Castle Heights Subdivision, being 1.6891 acres of land adjoining the southeast side of High Street between Old Kurten Road and Conroy Street in Bryan, Brazos County, Texas.

Mr. Haynes presented a staff report (on file in the Development Services Department). Staff recommends approval of the request because the proposed replat conforms to all requirements of applicable codes and ordinances.

Responding to a question from Commissioner Hickle, Mr. Haynes stated that the property cannot be seen from Highway 21 and that the property to the south is currently zoned A-O (Agricultural-Open).

Responding to a question from Commissioner Jones, Mr. Haynes stated that he had received one phone call on the proposal which was to obtain information regarding the replat.

Responding to a question from Commissioner Maxwell, Mr. Haynes stated that the replat had been performed by a registered and licensed surveyor and that it meets all requirements.

The public hearing was opened.

Mr. Christian Galindo, 3107 Rolling Glen, came forward as the surveyor and engineer for the project and to speak in favor of the request. He stated that one side of the tract is on an easement for a pipeline which explains the larger width of one of the plats.

Ms. Evelyn Nettie, 4003 High Street, came forward with a concern of depreciation for the neighborhood because of the size of the homes that will be built on the lots after the proposed replat.

Mr. Jason LaFollette, 1723 Ball Circle, College Station, came forward as the developer and to speak in favor of the request. Mr. LaFollette stated that the abandoned homes currently on the property will be removed as well as an open septic tank. Additionally, he stated that the homes to be constructed will be in the \$105,000 - \$115,000 price range.

Responding to a question from Commissioner Hickle, Mr. LaFollette stated that there had never been any consideration to making replatting the lots into 4 or 5 lots instead of 6.

Ms. Armatha Ross, 3902 High Street, came forward with a concern regarding the size of the lots.

Ms. Nettie expressed a safety concern because of the narrow streets without sidewalks.

Mr. Haynes stated that the developer is dedicating a Right-of-way for the purpose of widening the street. Since there are no curbs or gutters, the applicant is not required to include sidewalks as stated in the zoning ordinance. Mr. Haynes stated that while the lots are just over the 50 foot minimum of lot width, they are more than twice the required square footage because of their depth.

Commissioner Maxwell stated that the only items required for the approval of a replat are whether the replat was performed by a registered and licensed surveyor and if it meets state and local requirements for a replat.

Ms. Wilganowski noted that there is no requirement for the size of the house in order to meet the requirements of a replat.

Responding to a question from Commissioner Hickle, the homes to be located on the proposed replatted lots will be single-family.

Mr. Galindo stated that the lots will be over 10,000 square feet.

The public hearing was closed.

Commissioner Bond moved to approve Replat RP09-28. Commissioner Jones seconded the motion.

Chairperson Beckendorf asked if there was any discussion.

Commissioner Bond stated that whether the replat meets city requirements for a replat is the only item to be considered for approval.

Commissioner Maxwell noted that discussion about any development of the property will take place at a later meeting.

Responding to a question from Commissioner Madison, Commissioner Maxwell stated that the opinion of the Commission is separate from that of staff and can vote anyway the Commission sees fit for recommendation to the City Council.

Ms. Wilganowski stated that a replat does not allow very much discretion for the Commission because the requirements for a replat are stringent.

Commissioner Parks stated that he hopes the infill development will benefit the community.

The motion passed with a unanimous vote.

7. Replat RP10-01: Bocks 7 and 25 of Bryan Original Townsite

J. Fulgham

Proposed Replat of Lots 1 thru 5 in Block 7 and Lot 1-R and 2-R in Block 25 of Bryan Original Townsite as well as abandoned public street rights-of-way for South Washington Avenue and East 27th Street and abandoned public alley right-of-way in Block 25 of Bryan Original Townsite, being 2.3416 acres of land adjoining the east side of Regent Avenue between East 26th and 27th Streets in Bryan, Brazos County, Texas.

Ms. Fulgham presented a staff report (on file in the Development Services Department). Staff recommends approval of the request because the proposed replat conforms to all requirements of applicable codes and ordinances.

Responding to a question from Commissioner Maxwell, Ms. Fulgham stated that the plan to extend the parking garage to Texas Avenue had to be revised.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Jones moved to approve Replat RP10-01. Commissioner Bond seconded the motion.

Chairperson Beckendorf asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

8. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 6:38 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on the 4th day of **February, 2010.**

Michael Beckendorf, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, Planning Administrator
and Secretary to the Planning and Zoning
Commission